

\$129,000.00

20070206000054830 1/3 \$37.00
Shelby Cnty Judge of Probate, AL
02/06/2007 11:10:51AM FILED/CERT

LAND TITLE COMPANY OF ALABAMA

This instrument was prepared by

Send Tax Notice To:

JOSEPH HABSEY
(Name)
3807 HELENA ROAD
(Address) HELENA, AL 35056

YELAH LIMITED PARTNERSHIP
(Name)
3807 HELENA ROAD
(Address) HELENA, AL 35056

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

we, JOSEPH HABSEY A SINGLE MAN

(herein referred to as grantor, whether one or more) do, grant, bargain, sell and convey unto

YELAH LIMITED PARTNERSHIP

(herein referred to as grantee, whether one or more), the following described real estate situated in

SHELBY County, Alabama, to-wit:

SFF SCHEDULE "A"

TO HAVE AND TO HOLD, to the said GRANTEE, his, her, or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, _____ have hereunto set _____ hand(s) and seal(s), this
5th day of February 2007.

(Seal) Joseph Habsey (Seal)

(Seal) _____ (Seal)

Schedule "A"

20070206000054830 3/3 \$37.00
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Parcel I:

LOT 1 AND THE NORTH 1/2 OF LOT 2, BLOCK 3, ACCORDING TO JOSEPH SQUIRE'S MAP OF TOWN OF HELENA AS RECORDED IN MAP BOOK 3, PAGE 121 IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NORTH 1/2 OF LOT 2 OF BLOCK 3, JOSEPH SQUIRE'S MAP OF TOWN OF HELENA AND RUN N 0 DEGREES 13' 19" W ALONG THE WEST LINE OF BLOCK 3 AND EAST LINE OF SECOND STREET A DISTANCE OF 72.70 FEET; THENCE N 87 DEGREES 03' 30" E ALONG THE NORTH LINE OF LOT 1 AND SOUTH LINE OF SECOND AVENUE A DISTANCE OF 95.59 FEET; THENCE S 0 DEGREES 01' 38" W ALONG THE WEST LINE OF MAIN STREET A DISTANCE OF 75.00 FEET; THENCE S 88 DEGREES 25' 54" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF LOT 2 A DISTANCE OF 95.18 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, IN THE CITY OF HELENA, SHELBY COUNTY, ALABAMA.

Parcel II:

A PART OF LOT 1 IN BLOCK 5, ACCORDING TO MAP OF TOWN OF HELENA, AS DRAWN BY JOSEPH SQUIRE AS RECORDED IN MAP BOOK 3, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF BLOCK 5 AND RUN SOUTH ALONG THE WEST SIDE OF 2ND STREET 50 FEET TO POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG WEST SIDE OF 2ND STREET, 70 FEET; THENCE RUN WEST 150 FEET; THENCE NORTH 70 FEET; THENCE EAST 150 FEET TO POINT OF BEGINNING.

Parcel III:

A PART OF LOTS 2, 3, AND 4, IN BLOCK 5, ACCORDING TO JOSEPH SQUIRE'S MAP OF TOWN OF HELENA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID BLOCK 5, AND RUN N 0 DEGREES 13' 19" W ALONG WEST EDGE OF SECOND STREET, A DISTANCE OF 157.95 FEET TO THE NE CORNER OF LOT 2 IN BLOCK 5; THENCE S 89 DEGREES 20' 00" W ALONG THE NORTH LINE OF LOT 2 IN BLOCK 5, A DISTANCE OF 174.31 FEET TO THE EAST SIDE OF A BRANCH; THENCE IN A SOUTHERLY DIRECTION ALONG SAID BRANCH S 1 DEGREE 25' 33" E A DISTANCE OF 48.96 FEET; THENCE S 16 DEGREES 31' 18" E ALONG BRANCH 35.81 FEET; THENCE S 30 DEGREES 08' 47" E ALONG BRANCH 50.26 FEET; THENCE S 51 DEGREES 33' 11" E ALONG BRANCH 30.24 FEET; THENCE S 10 DEGREES 11' 16" E ALONG BRANCH 17.12 FEET TO THE NORTHERLY EDGE OF SECOND AVENUE; THENCE N 86 DEGREES 40' 44" E AND RUN ALONG NORTH SIDE OF SECOND AVENUE A DISTANCE OF 111.74 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, IN THE CITY OF HELENA, SHELBY COUNTY, ALABAMA.

Parcel IV:

A PART OF LOT 6, BLOCK 1, ACCORDING TO JOSEPH SQUIRE'S MAP OF TOWN OF HELENA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF LOT 10 OF BLOCK 1, JOSEPH SQUIRE'S MAP OF TOWN OF HELENA AND RUN N 1 DEGREE 34' 31" W ALONG WEST EDGE OF SAID BLOCK 1 A DISTANCE OF 147.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 1 DEGREE 34' 31" W A DISTANCE OF 42.93 FEET; THENCE N 89 DEGREES 28' 27" E A DISTANCE OF 46.96 FEET; THENCE S 0 DEGREES 49' 59" E A DISTANCE OF 42.92 FEET; THENCE S 89 DEGREES 28' 27" W A DISTANCE OF 46.40 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, IN THE CITY OF HELENA, SHELBY COUNTY, ALABAMA.